

State of Nevada
Department of Health & Human Services
Division of Mental Health & Development Services
Desert Regional Center
Facility Condition Analysis

DESERT REGIONAL CENTER

1391 South Jones Blvd.
Las Vegas, Nevada 89146

Site Number: 9993
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in March 2014

State of Nevada
Department of Health & Human Services
Division of Mental Health & Development Services
Desert Regional Center
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9993

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0370	#1301 RESIDENTIAL	2924	1976	6/4/2013	\$9,200	\$217,100	\$0	\$226,300	\$731,000	31%
	1391 South Jones Blvd.									
0369	#1303 RESIDENTIAL	5104	1976	6/4/2013	\$39,200	\$253,080	\$66,352	\$358,632	\$1,276,000	28%
	1391 South Jones Blvd.									
0367	#1304 OFFICE	4685	1976	6/4/2013	\$68,900	\$212,605	\$0	\$281,505	\$1,171,250	24%
	1391 South Jones Blvd.									
0256	#1391 DRC ADMINISTRATION	10656	1976	6/4/2013	\$228,500	\$349,300	\$53,280	\$631,080	\$2,664,000	24%
	1391 South Jones Blvd.									
0706	#1310 RESIDENTIAL	2650	1992	6/4/2013	\$50,000	\$100,600	\$0	\$150,600	\$662,500	23%
	1391 South Jones Blvd.									
1671	#1309 RESIDENTIAL	2650	1992	6/4/2013	\$50,000	\$90,100	\$0	\$140,100	\$662,500	21%
	1391 South Jones Blvd.									
0371	#1306 RESIDENTIAL	4906	1981	6/4/2013	\$4,000	\$221,530	\$24,530	\$250,060	\$1,226,500	20%
	1391 South Jones Blvd.									
1672	#1308 RESIDENTIAL	2650	1992	6/4/2013	\$48,250	\$76,850	\$0	\$125,100	\$662,500	19%
	1391 South Jones Blvd.									
1959	#1307 MULTI-PURPOSE	1450	1992	6/4/2013	\$15,250	\$24,850	\$23,250	\$63,350	\$362,500	17%
	1391 South Jones Blvd.									
0368	#1302 RESIDENTIAL	5104	1976	6/4/2013	\$10,552	\$154,600	\$45,936	\$211,088	\$1,276,000	17%
	1391 South Jones Blvd.									
0372	#1300 RESIDENTIAL	13500	1972	6/4/2013	\$82,500	\$236,500	\$108,000	\$427,000	\$3,375,000	13%
	1391 South Jones Blvd.									
0626	GAZEBO SOUTH (STORAGE)	360	1971	6/4/2013	\$0	\$0	\$1,800	\$1,800	\$18,000	10%
	1391 South Jones Blvd.									
0627	GAZEBO WEST (STORAGE)	360	1971	6/4/2013	\$0	\$0	\$1,800	\$1,800	\$18,000	10%
	1391 South Jones Blvd.									
0628	GAZEBO EAST (STORAGE)	360	1971	6/4/2013	\$0	\$0	\$1,800	\$1,800	\$18,000	10%
	1391 South Jones Blvd.									
9993	DESERT REGIONAL CENTER SITE			6/4/2013	\$0	\$3,138,220	\$97,500	\$3,235,720		0%
	1391 South Jones Blvd.									
2760	STORAGE SHED #6	216	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2759	STORAGE SHED #5	216	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2758	STORAGE SHED #4	100	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2757	STORAGE SHED #3	100	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2755	STORAGE SHED #1	216	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2763	STORAGE SHED #9	160	2006	6/4/2013	\$0	\$0	\$0		\$3,000	
	1391 South Jones Blvd.									
	Las Vegas									
2756	STORAGE SHED #2	216	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2772	STORAGE SHED #18	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
	1391 South Jones Blvd.									
	Las Vegas									
2782	SHADE RAMADA #10	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2781	SHADE RAMADA #9	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2780	SHADE RAMADA #8	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2779	SHADE RAMADA #7	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2778	SHADE RAMADA #6	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2777	SHADE RAMADA #5	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2776	SHADE RAMADA #4	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2775	SHADE RAMADA #3	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									
2761	STORAGE SHED #7	216	2006	6/4/2013	\$0	\$0	\$0		\$5,000	
	1391 South Jones Blvd.									
	Las Vegas									
2773	SHADE RAMADA #1	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
	1391 South Jones Blvd.									
	Las Vegas									

Site number: 9993

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2762	STORAGE SHED #8 1391 South Jones Blvd. Las Vegas	160	2006	6/4/2013	\$0	\$0	\$0		\$3,000	
2771	STORAGE SHED #17 1391 South Jones Blvd. Las Vegas	160	2006	6/4/2013	\$0	\$0	\$0		\$3,000	
2770	STORAGE SHED #16 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2769	STORAGE SHED #15 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2768	STORAGE SHED #14 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2767	STORAGE SHED #13 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2766	STORAGE SHED #12 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2765	STORAGE SHED #11 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2764	STORAGE SHED #10 1391 South Jones Blvd. Las Vegas	100	2006	6/4/2013	\$0	\$0	\$0		\$2,500	
2774	SHADE RAMADA #2 1391 South Jones Blvd. Las Vegas	396	2006	6/4/2013	\$0	\$0	\$0		\$4,000	
Report Totals.....:		63,879			\$606,352	\$5,075,335	\$424,248	\$6,105,935	\$14,227,750	43%

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Building Name	Index #	
DESERT REGIONAL CENTER SITE	9993	
SHADE RAMADA #10	2782	No Current Projects
SHADE RAMADA #9	2781	No Current Projects
SHADE RAMADA #8	2780	No Current Projects
SHADE RAMADA #7	2779	No Current Projects
SHADE RAMADA #6	2778	No Current Projects
SHADE RAMADA #5	2777	No Current Projects
SHADE RAMADA #4	2776	No Current Projects
SHADE RAMADA #3	2775	No Current Projects
SHADE RAMADA #2	2774	No Current Projects
SHADE RAMADA #1	2773	No Current Projects
STORAGE SHED #18	2772	No Current Projects
STORAGE SHED #17	2771	No Current Projects
STORAGE SHED #16	2770	No Current Projects
STORAGE SHED #15	2769	No Current Projects
STORAGE SHED #14	2768	No Current Projects
STORAGE SHED #13	2767	No Current Projects
STORAGE SHED #12	2766	No Current Projects
STORAGE SHED #11	2765	No Current Projects
STORAGE SHED #10	2764	No Current Projects
STORAGE SHED #9	2763	No Current Projects
STORAGE SHED #8	2762	No Current Projects
STORAGE SHED #7	2761	No Current Projects
STORAGE SHED #6	2760	No Current Projects
STORAGE SHED #5	2759	No Current Projects
STORAGE SHED #4	2758	No Current Projects
STORAGE SHED #3	2757	No Current Projects
STORAGE SHED #2	2756	No Current Projects
STORAGE SHED #1	2755	No Current Projects
#1307 MULTI-PURPOSE	1959	
#1308 RESIDENTIAL	1672	
#1309 RESIDENTIAL	1671	
#1310 RESIDENTIAL	0706	

GAZEBO EAST (STORAGE)	0628
GAZEBO WEST (STORAGE)	0627
GAZEBO SOUTH (STORAGE)	0626
#1300 RESIDENTIAL	0372
#1306 RESIDENTIAL	0371
#1301 RESIDENTIAL	0370
#1303 RESIDENTIAL	0369
#1302 RESIDENTIAL	0368
#1304 OFFICE	0367
#1391 DRC ADMINISTRATION	0256

DESERT REGIONAL CENTER SITE

SPWB Facility Condition Analysis - 9993

Survey Date: 6/4/2013

DESERT REGIONAL CENTER SITE**BUILDING REPORT**

Desert Regional Center supports people with developmental disabilities in their efforts to live, work and recreate in the community. The site is comprised of 8 residential buildings, 2 administration buildings, a multi-purpose building, several storage buildings, paved parking and access roads with grass and trees in the open areas. The property is generally in good condition and appears to be well maintained. This site report does not include needs at Southern Nevada Child and Adolescent Services or Southern Nevada Adult Mental Health Services, which share this State owned property. There is ADA accessible parking areas and route of travel to most buildings. It has city water and sewer services as well as natural gas and electrical service. Staff has mentioned that the sanitary sewer lines have failed in the past and projects to repair them have been made as needed.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,138,220****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9993SIT9****Construction Cost \$400,000****DRAINAGE REPAIRS**

There are numerous places where drainage ponding occurs on Transverse Drive. The entire roadway should be removed and replaced, and a sidewalk with curb and gutter should be installed along the north side of Transverse Drive, after grading occurs to achieve proper drainage. This project provides for removal and replacement of the asphalt paving and concrete sidewalks. 40,000 square feet of roadway and sidewalks was used to generate the estimate.

Project Index #: 9993ENR1**Construction Cost \$500,000****ENERGY MANAGEMENT SYSTEM INSTALLATION**

This project recommends the installation of an Energy Management System (EMS) for the entire site. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment on the site and in each building through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility. A new system has been installed on the Administration building. This estimate is based on installing the system on the rest of the buildings and connecting it to the existing system except for the residential cottages. The system is recommended to coincide with the HVAC project recommendations.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 9993EXT2**Construction Cost \$7,920****EXTERIOR FINISHES, SHADE RAMADAS**

There are 10 steel ramadas in different locations throughout the site which measure 18'x22' each for a total of 3,960 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES, STORAGE SHEDS

Project Index #: 9993EXT3

Construction Cost \$12,800

There are 18 storage sheds located throughout the site ranging from 100 to 216 square feet each for a total of 2,560 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project recommends work to protect the buildings, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This project should be done on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

INTERCOM SYSTEM REPLACEMENT

Project Index #: 9993ELE1

Construction Cost \$65,000

The buildings on the site are equipped throughout with an intercom system, but the system is older and no longer functioning. This project would provide for a new wireless intercom system including an amplifier, speakers and antennas as required for a complete operating system. The main station would be located in Building #1391 Administration building. 11 residential buildings are recommended for this installation.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

LANDSCAPE RENOVATIONS

Project Index #: 9993SIT6

Construction Cost \$400,000

The existing landscaping on the site consists of a large amount of lawn interspersed with trees and shrubbery. The maintenance staff noted that the lawn is a maintenance problem due to the cost of water and labor to maintain it in the desert climate of Las Vegas. This project would provide for removal of most of the lawn and replacement with a xeriscape landscape while preserving the more mature trees and shrubbery.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PEST CONTROL

Project Index #: 9993ENV1

Construction Cost \$2,500

There are numerous stray rabbits that have taken up residence throughout the site. The rabbits cause many problems including digging holes that people trip in, damaging the landscaping including eating the plants, leaving droppings all over the campus and possibly spreading diseases. Due to these issues, this project provides for removal of the rabbits and clean up of the droppings by a licensed pest control business.

SECURITY SYSTEM

Project Index #: 9993SEC2

Construction Cost \$1,250,000

The facility currently does not have a security system installed. Access on or off of the property is uncontrolled and there have been security problems including the homeless inhabiting areas of the property. This project recommends card-access control, security fencing, security cameras and additional site lighting be installed to remedy this problem.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEWER SYSTEM REPLACEMENT

Project Index #: 9993SIT8

Construction Cost \$500,000

The sanitary wastewater system is showing signs of deterioration. Because of the deterioration, the system is not working to its full potential. Most of the lines are original to the site and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. This project would provide for the complete replacement of the sanitary sewer system on site from the city connection to each occupied building on site. This project would provide for the removal and installation a new sewer / waste water infrastructure in the building including all connections, supports, anchoring. 5,000 lineal feet of cast iron pipe was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$97,500****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #: 9993SIT7****Construction Cost \$97,500**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 130,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$3,138,220
Priority Class 3:	\$97,500
Grand Total:	\$3,235,720

#1307 MULTI-PURPOSE

SPWB Facility Condition Analysis - 1959

Survey Date: 6/4/2013

#1307 MULTI-PURPOSE

BUILDING REPORT

The #1307 Multi-Purpose building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. It is used for various activities by the clients and staff. It has ADA accessible restrooms, and a fire alarm and sprinkler system. The HVAC is a split system with two gas fired forced air units and two exterior mounted AC condensers.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,250****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 1959ADA2****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

EXTERIOR FINISHES**Project Index #: 1959EXT1****Construction Cost \$7,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 1959SFT3****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,850****Necessary - Not Yet Critical****Two to Four Years****FLOORING REPLACEMENT****Project Index #: 1959INT7****Construction Cost \$11,600**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 1959INT5
Construction Cost \$7,250

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 1959INT6
Construction Cost \$6,000

NONABSORBANT FINISHES

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material in both restrooms to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$23,250

Long-Term Needs

Four to Ten Years

Project Index #: 1959ENR1
Construction Cost \$21,750

HVAC REPLACEMENT

The HVAC cooling units and furnaces are not energy efficient and have reached the end of their expected and useful life. They are original to the building and are now over 20 years old. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 1959PLM2
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 50 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,450
Year Constructed: 1992
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,250	Project Construction Cost per Square Foot:	\$43.69
Priority Class 2:	\$24,850	Total Facility Replacement Construction Cost:	\$362,000
Priority Class 3:	\$23,250	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$63,350	FCNI:	18%

#1308 RESIDENTIAL

SPWB Facility Condition Analysis - 1672

Survey Date: 6/4/2013

#1308 RESIDENTIAL

BUILDING REPORT

The #1308 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior mounted AC condensers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$48,250

Currently Critical

Immediate to Two Years

ADA RESTROOM REMODEL

Project Index #: 1672ADA2

Construction Cost \$15,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. This project would provide funding for construction of 1 unisex accessible restroom in the corridor and 1 unisex accessible restroom for the bedrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE

Project Index #: 1672ADA3

Construction Cost \$1,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES

Project Index #: 1672EXT1

Construction Cost \$13,250

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

KITCHEN REMODEL

Project Index #: 1672ADA4

Construction Cost \$15,000

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 1672SFT2

Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$76,850

Necessary - Not Yet Critical

Two to Four Years

HVAC REPLACEMENT

Project Index #: 1672ENR1

Construction Cost \$39,750

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 1672INT4

Construction Cost \$13,250

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

VCT FLOORING REPLACEMENT

Project Index #: 1672INT5

Construction Cost \$23,850

The VCT (vinyl composite tile) flooring in the gymnasium is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

BUILDING INFORMATION:

Gross Area (square feet): 2,650
Year Constructed: 1992
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$48,250	Project Construction Cost per Square Foot:	\$47.21
Priority Class 2:	\$76,850	Total Facility Replacement Construction Cost:	\$662,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$125,100	FCNI:	19%

#1309 RESIDENTIAL

SPWB Facility Condition Analysis - 1671

Survey Date: 6/4/2013

#1309 RESIDENTIAL

BUILDING REPORT

The #1309 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior mounted AC condensers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$50,000

Currently Critical

Immediate to Two Years

ADA RESTROOM REMODEL

Project Index #: 1671ADA2

Construction Cost \$30,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. This project would provide funding for construction of 1 unisex accessible restroom in the corridor and 1 unisex accessible restroom for the bedrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE

Project Index #: 1671ADA3

Construction Cost \$1,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

KITCHEN REMODEL

Project Index #: 1671ADA4

Construction Cost \$15,000

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 1671SFT2

Construction Cost \$4,000

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$90,100

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1671EXT1

Construction Cost \$13,250

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 1671ENR1

Construction Cost \$39,750

HVAC REPLACEMENT

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 1671INT4

Construction Cost \$13,250

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 1671INT5

Construction Cost \$23,850

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the gymnasium is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

BUILDING INFORMATION:

Gross Area (square feet): 2,650
Year Constructed: 1992
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000	Project Construction Cost per Square Foot:	\$52.87
Priority Class 2:	\$90,100	Total Facility Replacement Construction Cost:	\$662,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$140,100	FCNI:	21 %

#1310 RESIDENTIAL

SPWB Facility Condition Analysis - 0706

Survey Date: 6/4/2013

#1310 RESIDENTIAL

BUILDING REPORT

The #1310 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior mounted AC condensers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$50,000

Currently Critical

Immediate to Two Years

ADA RESTROOM REMODEL

Project Index #: 0706ADA2

Construction Cost \$30,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. This project would provide funding for construction of 1 unisex accessible restroom in the corridor and 1 unisex accessible restroom for the bedrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE

Project Index #: 0706ADA3

Construction Cost \$1,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

KITCHEN REMODEL

Project Index #: 0706ADA4

Construction Cost \$15,000

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0706SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$100,600

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0706EXT2
Construction Cost \$10,500

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES

Project Index #: 0706EXT1
Construction Cost \$13,250

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

HVAC REPLACEMENT

Project Index #: 0706ENR1
Construction Cost \$39,750

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 0706INT4
Construction Cost \$13,250

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

VCT FLOORING REPLACEMENT

Project Index #: 0706INT5
Construction Cost \$23,850

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

BUILDING INFORMATION:

Gross Area (square feet): 2,650
Year Constructed: 1992
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000	Project Construction Cost per Square Foot:	\$56.83
Priority Class 2:	\$100,600	Total Facility Replacement Construction Cost:	\$662,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$150,600	FCNI:	23%

GAZEBO EAST (STORAGE)

SPWB Facility Condition Analysis - 0628

Survey Date: 6/4/2013

GAZEBO EAST (STORAGE)**BUILDING REPORT**

The Gazebo East (Storage) is a wood framed structure with T1-11 siding and asphalt composition shingles. This is a free-standing ramada that was enclosed and is now used for storage space.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,800****Long-Term Needs****Four to Ten Years****Project Index #: 0628EXT3****Construction Cost \$1,800****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 360****Year Constructed: 1971****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$1,800	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,800	FCNI:	10%

GAZEBO WEST (STORAGE)

SPWB Facility Condition Analysis - 0627

Survey Date: 6/4/2013

GAZEBO WEST (STORAGE)**BUILDING REPORT**

The Gazebo West (Storage) is a wood framed structure with T1-11 siding and asphalt composition shingles. This is a free-standing ramada that was enclosed and is now used for storage space.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,800****Long-Term Needs****Four to Ten Years****Project Index #: 0627EXT3****Construction Cost \$1,800****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 360****Year Constructed: 1971****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$1,800	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,800	FCNI:	10%

GAZEBO SOUTH (STORAGE)

SPWB Facility Condition Analysis - 0626

Survey Date: 6/4/2013

GAZEBO SOUTH (STORAGE)**BUILDING REPORT**

The Gazebo South (Storage) is a wood framed structure with T1-11 siding and asphalt composition shingles. This is a free-standing ramada that was enclosed and is now used for storage space. The building is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,800****Long-Term Needs****Four to Ten Years****Project Index #: 0626EXT3****EXTERIOR FINISHES****Construction Cost \$1,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 360****Year Constructed: 1971****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$1,800	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,800	FCNI:	10%

#1300 RESIDENTIAL

SPWB Facility Condition Analysis - 0372

Survey Date: 6/4/2013

#1300 RESIDENTIAL

BUILDING REPORT

The #1300 Residential building is a wood framed structure with a mix of single-ply and clay tile roofing on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility has a fire alarm and sprinkler system. It has a newer HVAC system consisting of gas fired forced air units and AC condensers. The facility also has had some restroom ADA upgrades.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$82,500

Currently Critical

Immediate to Two Years

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0372SFT3

Construction Cost \$10,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES

Project Index #: 0372EXT5

Construction Cost \$67,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0372SFT4

Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

WATER HEATER SEISMIC BRACING

Project Index #: 0372PLM3

Construction Cost \$1,000

The water heater and water storage tank are not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater and water storage tank to the structure.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$236,500****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL TRANSFORMER REPLACEMENT****Project Index #: 0372ELE2****Construction Cost \$12,500**

There is an electrical transformer located inside the mechanical room. The transformer is over 40 years old and was putting off more heat than it should at the time of the survey. This project recommends replacing the transformer with a new 150 kVA 3-phase power transformer.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0372EXT1****Construction Cost \$52,000**

The 13 exterior wood and metal man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood and metal doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

INTERIOR FINISHES**Project Index #: 0372INT4****Construction Cost \$67,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SITE DRAINAGE IMPROVEMENTS**Project Index #: 0372SIT3****Construction Cost \$4,500**

The building has considerable damage to the stucco finish and foundation from improper drainage around the building. The grade does not slope away from the building in several areas, especially on the east and west sides of the building. This is causing water to pool up next to the building, infiltrate the interior and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.

WINDOW REPLACEMENT**Project Index #: 0372EXT2****Construction Cost \$100,000**

The windows and skylights are original and should be scheduled for replacement. The windows are single pane in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. The skylights have had numerous leaks and are cracked in several places. This project recommends replacing the windows with dual pane, higher efficiency units and replacing the skylights with new skylight systems.. This estimate is for the replacement of 60 window units including wooden frames and 2 skylights. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$108,000****Long-Term Needs****Four to Ten Years****FLOORING REPLACEMENT****Project Index #: 0372INT5****Construction Cost \$108,000**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 5-6 years.

BUILDING INFORMATION:

Gross Area (square feet): 13,500
Year Constructed: 1972
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$82,500	Project Construction Cost per Square Foot:	\$31.63
Priority Class 2:	\$236,500	Total Facility Replacement Construction Cost:	\$3,375,000
Priority Class 3:	\$108,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$427,000	FCNI:	13%

#1306 RESIDENTIAL

SPWB Facility Condition Analysis - 0371

Survey Date: 6/4/2013

#1306 RESIDENTIAL

BUILDING REPORT

The #1306 Residential building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. It has bedrooms, restrooms and kitchen / activity areas and is ADA accessible. It has a fire alarm and sprinkler system as well as a HVAC system consisting of gas fired forced air units and AC condensers.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0371SFT4****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$221,530****Necessary - Not Yet Critical****Two to Four Years****EMERGENCY GENERATOR REPLACEMENT****Project Index #: 0371ELE1****Construction Cost \$100,000**

The building does not have an emergency back-up generator. The generator that used to back-up the building has reached the end of its useful life and has been removed. This project would provide for a new diesel powered 300 KVA generator including required connections to utility systems.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0371EXT1****Construction Cost \$24,000**

Most of the exterior doors are hollow core metal doors and severely rusted. This project allows for the replacement of 6 existing metal doors and frames with insulated steel doors. The price includes new hardware and disposal of the existing door assemblies.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES**Project Index #: 0371EXT3****Construction Cost \$24,530**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0371INT7
Construction Cost \$25,000

INTERIOR DOOR REPLACEMENT

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0371ADA2
Construction Cost \$18,000

KITCHEN REMODEL

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0371ENR1
Construction Cost \$30,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$24,530

Long-Term Needs

Four to Ten Years

Project Index #: 0371INT8
Construction Cost \$24,530

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 4,906
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$50.97
Priority Class 2:	\$221,530	Total Facility Replacement Construction Cost:	\$1,226,000
Priority Class 3:	\$24,530	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$250,060	FCNI:	20%

#1301 RESIDENTIAL

SPWB Facility Condition Analysis - 0370

Survey Date: 6/4/2013

#1301 RESIDENTIAL BUILDING REPORT

The #1301 Residential building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. It has bedrooms, restrooms and a kitchen / activity area. The building has roof mounted packaged HVAC units, fire alarms and a fire sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$9,200****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 0370ADA3****Construction Cost \$1,200**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0370ADA2****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0370SFT3****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$217,100****Necessary - Not Yet Critical****Two to Four Years****ADA RESTROOM REMODEL****Project Index #: 0370ADA4****Construction Cost \$75,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. This project would provide funding for construction of 1 unisex accessible restrooms in the corridor and 1 unisex accessible restroom between bedrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0370EXT2****Construction Cost \$20,000**

The 5 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This estimate does not include the direct exit doors from the bedrooms.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES**Project Index #: 0370EXT4****Construction Cost \$14,620**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

HVAC REPLACEMENT**Project Index #: 0370HVA1****Construction Cost \$43,860**

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

INTERIOR DOOR REPLACEMENT**Project Index #: 0370INT6****Construction Cost \$25,000**

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

INTERIOR FINISHES**Project Index #: 0370INT4****Construction Cost \$14,620**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0370ADA5

Construction Cost \$15,000

KITCHEN REMODEL

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0370ENR1

Construction Cost \$9,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 2,924

Year Constructed: 1976

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-4

IBC Occupancy Type 2: %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,200	Project Construction Cost per Square Foot:	\$77.39
Priority Class 2:	\$217,100	Total Facility Replacement Construction Cost:	\$731,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$226,300	FCNI:	31 %

#1303 RESIDENTIAL

SPWB Facility Condition Analysis - 0369

Survey Date: 6/4/2013

#1303 RESIDENTIAL

BUILDING REPORT

The #1303 Residential building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. It has bedrooms, restrooms and a kitchen / activity area. The building has roof mounted packaged HVAC units and forced air furnaces in mechanical closets, fire alarms and a fire sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$39,200

Currently Critical

Immediate to Two Years

ADA RESTROOM REMODEL

Project Index #: 0369ADA2

Construction Cost \$30,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 3 restrooms is necessary. This project would provide funding for construction of 2 unisex accessible restrooms in the corridor and 1 unisex accessible restroom between bedrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE

Project Index #: 0369ADA4

Construction Cost \$1,200

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0369ADA3

Construction Cost \$4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0369SFT3

Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$253,080

Necessary - Not Yet Critical

Two to Four Years

CONCRETE LANDING REPLACEMENT

Project Index #: 0369EXT5

Construction Cost \$40,000

The client bedrooms have exterior doors which open directly onto concrete landings in eight locations. The landings do not comply with 2012 IBC Section 1008.1.5 which requires the landing to be at the same elevation on each side of the door and to not exceed a two percent slope. This project addresses installing landings designed to current codes and connecting to the existing site flatwork. This report recommends removing shrubbery on the latch edge of the main entry door, and placing concrete level with the front landing to provide an accessible entry.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0369EXT1

Construction Cost \$48,000

The 12 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This estimate does not include the direct exit doors from the bedrooms.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES

Project Index #: 0369EXT4

Construction Cost \$25,520

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

HVAC REPLACEMENT

Project Index #: 0369ENR1

Construction Cost \$76,560

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR DOOR REPLACEMENT

Project Index #: 0369INT7

Construction Cost \$25,000

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

KITCHEN REMODEL

Project Index #: 0369ADA5

Construction Cost \$30,000

The kitchen in the building is in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

NONABSORBENT FINISHES

Project Index #: 0369INT5

Construction Cost \$8,000

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$66,352

Long-Term Needs

Four to Ten Years

FLOORING REPLACEMENT

Project Index #: 0369INT9

Construction Cost \$40,832

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base in the next 4-5 years.

INTERIOR FINISHES

Project Index #: 0369INT8

Construction Cost \$25,520

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 5,104
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$39,200	Project Construction Cost per Square Foot:	\$70.26
Priority Class 2:	\$253,080	Total Facility Replacement Construction Cost:	\$1,276,000
Priority Class 3:	\$66,352	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$358,632	FCNI:	28%

#1302 RESIDENTIAL

SPWB Facility Condition Analysis - 0368

Survey Date: 6/4/2013

#1302 RESIDENTIAL

BUILDING REPORT

The #1302 Residential building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. It has bedrooms, restrooms and a kitchen / activity area. The building has roof mounted packaged HVAC units and forced air furnaces in mechanical closets, fire alarms and a fire sprinkler system. The facility has ADA accessible restrooms.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,552****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0368ADA5****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0368SFT4****Construction Cost \$2,552**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0368SFT3****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$154,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0368EXT5****Construction Cost \$25,520**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

HVAC REPLACEMENT**Project Index #: 0368ENR1****Construction Cost \$76,560**

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 0368INT6****Construction Cost \$25,520**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

WINDOW REPLACEMENT**Project Index #: 0368ENR3****Construction Cost \$27,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 27 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$45,936****Long-Term Needs****Four to Ten Years****FLOORING REPLACEMENT****Project Index #: 0368INT8****Construction Cost \$45,936**

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

BUILDING INFORMATION:

Gross Area (square feet): 5,104
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,552	Project Construction Cost per Square Foot:	\$41.36
Priority Class 2:	\$154,600	Total Facility Replacement Construction Cost:	\$1,276,000
Priority Class 3:	\$45,936	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$211,088	FCNI:	17%

#1304 OFFICE

SPWB Facility Condition Analysis - 0367

Survey Date: 6/4/2013

#1304 OFFICE BUILDING REPORT

The #1304 Office building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. This building is designed as a residential care facility and was being used as an office during the survey of 2013. The building has roof mounted packaged HVAC units and forced air furnaces in mechanical closets, fire alarms and a fire sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$68,900****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0367ADA2****Construction Cost \$30,000**

There are several restrooms in the building. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the large Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE**Project Index #: 0367ADA4****Construction Cost \$900**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

BREAK ROOM REMODELS**Project Index #: 0367ADA3****Construction Cost \$30,000**

The kitchenettes and associated cabinets in the two employee break rooms are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0367ADA5
Construction Cost \$4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0367SFT3
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$212,605

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 0367EXT2
Construction Cost \$23,425

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

FLOORING REPLACEMENT

Project Index #: 0367INT5
Construction Cost \$37,480

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

HVAC REPLACEMENT

Project Index #: 0367ENR1
Construction Cost \$70,275

The HVAC roof top units and furnaces are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR DOOR REPLACEMENT

Project Index #: 0367INT4
Construction Cost \$25,000

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0367INT3
Construction Cost \$23,425

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0367PLM3
Construction Cost \$3,000

PLUMBING REPAIRS

In the kitchen and laundry areas, there are three faucets that have been damaged and should be replaced. The dishwasher in one kitchen was installed without an air gap fitting; this report recommends one be installed. There is one exterior hose bibb that is not freeze proof; its' replacement is recommended.

This project or a portion there of was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0367HVA1
Construction Cost \$18,000

REPLACE HVAC SYSTEM

The heating and cooling to this building is provided by forced air furnaces with cooling coils that are original equipment. Based on the age of the equipment, this report recommends scheduling replacement of these units within the next two to four years.

This project or a portion there of was previously recommended in the FCA report dated 06/17/1998. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2008.

Project complete.

Project Index #: 0367EXT3
Construction Cost \$12,000

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction in metal frames. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

BUILDING INFORMATION:

Gross Area (square feet): 4,685
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$68,900	Project Construction Cost per Square Foot:	\$60.09
Priority Class 2:	\$212,605	Total Facility Replacement Construction Cost:	\$1,171,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$281,505	FCNI:	24%

#1391 DRC ADMINISTRATION

SPWB Facility Condition Analysis - 0256

Survey Date: 6/4/2013

#1391 DRC ADMINISTRATION BUILDING REPORT

The #1391 Desert Regional Center Administration building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The facility contains the administration offices for Desert Research Center. There are Men's and Women's Restrooms which are not ADA compliant, offices, conference areas and a mechanical room. The building has a new HVAC system (2013), fire sprinklers and fire alarms.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$228,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0256INT8****Construction Cost \$100,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 Men's and 2 Women's restrooms is necessary. This project would provide funding for construction of 2 Men's and 2 Women's accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

ADA SIGNAGE**Project Index #: 0256ADA4****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

BREAK ROOM REMODEL**Project Index #: 0256ADA3****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0256ADA5

Construction Cost \$8,000

This building contains three water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EMERGENCY GENERATOR REPLACEMENT

Project Index #: 0256ELE3

Construction Cost \$100,000

The building does not have an emergency back-up generator. The generator that used to back-up the building has reached the end of its useful life and has been removed. This project would provide for a new diesel powered 300 KVA generator including required connections to utility systems.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0256SFT2

Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$349,300

Necessary - Not Yet Critical

Two to Four Years

CARPET REPLACEMENT

Project Index #: 0256INT10

Construction Cost \$66,500

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

ELECTRICAL UPGRADE

Project Index #: 0256ELE2

Construction Cost \$213,120

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

EXTERIOR FINISHES

Project Index #: 0256EXT3

Construction Cost \$53,280

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0256INT5
Construction Cost \$1,400

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

Project Index #: 0256ENR1
Construction Cost \$15,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998 and 02/07/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$53,280

Long-Term Needs

Four to Ten Years

Project Index #: 0256INT9
Construction Cost \$53,280

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 10,656

Year Constructed: 1976

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Wood Framing

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$228,500	Project Construction Cost per Square Foot:	\$59.22
Priority Class 2:	\$349,300	Total Facility Replacement Construction Cost:	\$2,664,000
Priority Class 3:	\$53,280	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$631,080	FCNI:	24%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Desert Regional Center Site – FCA Site #9993
Description: Circular drive by building #1300 prone to flooding.



#1391 DRC Administration – FCA Building #0256
Description: Exterior of the building and main entrance.



#1304 Office – FCA Building #0367

Description: Exterior of the building.



#1302 Residential – FCA Building #0368

Description: Exterior of the building.



#1303 Residential – FCA Building #0369
Description: Exterior of the building.



#1301 Residential – FCA Building #0370
Description: Exterior of the building.



#1306 Residential – FCA Building #0371
Description: Exterior of the building.



#1300 Residential – FCA Building #0372
Description: Exterior of the building.



#1310 Residential – FCA Building #0706
Description: Exterior of the building.



#1309 Residential – FCA Building #1671
Description: Exterior of the building.



#1308 Residential – FCA Building #1672
Description: Exterior of the building.



#1307 Multi Purpose – FCA Building #1959
Description: Exterior of the building.



Typical Shade Ramadas
Description: Exterior of the structures.



Typical Storage Sheds
Description: Exterior of the structures.